

159.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

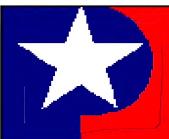
858,000 / 858,000

USE VALUE:

858,000 / 858,000

ASSESSED:

858,000 / 858,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
152		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KARAGEORGE PENELOPE J &	
Owner 2: RUSSO CHRISTINE KARAGEORGE	
Owner 3:	

Street 1: 152 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KARAGEORGE GEORGE/ETAL -

Owner 2: KARAGEORGE TRUST -

Street 1: 152 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 2676 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	7									483,002						483,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								9000.000		375,000				483,000		858,000							
Total Card								0.207		375,000				483,000		858,000		Entered Lot Size					
Total Parcel								0.207		375,000				483,000		858,000		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		320.63		/Parcel:		320.63		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,000	0	9,000.	483,000	858,000		Year end	12/23/2021
2021	101	FV	362,800	0	9,000.	483,000	845,800		Year End Roll	12/10/2020
2020	101	FV	362,900	0	9,000.	483,000	845,900		Year End Roll	12/18/2019
2019	101	FV	271,200	0	9,000.	483,000	754,200	754,200	Year End Roll	1/3/2019
2018	101	FV	271,200	0	9,000.	407,100	678,300	678,300	Year End Roll	12/20/2017
2017	101	FV	271,200	0	9,000.	372,600	643,800	643,800	Year End Roll	1/3/2017
2016	101	FV	271,200	0	9,000.	317,400	588,600	588,600	Year End	1/4/2016
2015	101	FV	175,100	0	9,000.	276,000	451,100	451,100	Year End Roll	12/11/2014

Parcel ID

159.0-0002-0006.0

!12383!

PRINT

Date 12/30/21 Time 14:34:34

LAST REV

Date 06/08/21 Time 12:38:23

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12383

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARAGEORGE GEORGE	68348-338		11/4/2016	Convenience		1	No	No	
KARAGEORGE PENE	31251-92		3/29/2000	Family		1	No	No	
	11419-268		10/30/1967			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/23/2015	392	Solar Pa	19,635	4/23/2015				Install 17 solar p	6/8/2015	Meas/Inspect	PC	PHIL C
9/15/2014	1194	Addition	110,000	9/15/2014				Construct 2nd floo	12/18/2008	Measured	294	PATRIOT
									12/1/1999	Meas/Inspect	272	PATRIOT
									1/1/1982		PS	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

